

074.0

0006

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

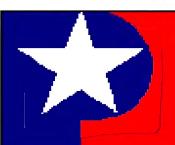
846,900 / 846,900

USE VALUE:

846,900 / 846,900

ASSESSED:

846,900 / 846,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOKSHORN SYLVIE	
Owner 2:	
Owner 3:	

Street 1: 91 COLLEGE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .345 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1963, having primarily Clapboard Exterior and 1904 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

101	One Family	15017	Sq. Ft.	Site	0	70.	0.55	5		Ledge	-5								
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	15017.000	268,000		578,900	846,900		47041
							GIS Ref
							GIS Ref
							Insp Date
							11/06/18

PREVIOUS ASSESSMENT								Parcel ID	074.0-0006-0001.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,000	0	15,017.	578,900	846,900		Year end	12/23/2021
2021	101	FV	258,100	0	15,017.	578,900	837,000		Year End Roll	12/10/2020
2020	101	FV	258,300	0	15,017.	578,900	837,200		837,200 Year End Roll	12/18/2019
2019	101	FV	243,400	0	15,017.	587,200	830,600		830,600 Year End Roll	1/3/2019
2018	101	FV	243,400	0	15,017.	438,300	681,700		681,700 Year End Roll	12/20/2017
2017	101	FV	243,400	0	15,017.	397,000	640,400		640,400 Year End Roll	1/3/2017
2016	101	FV	243,400	0	15,017.	380,400	623,800		623,800 Year End	1/4/2016
2015	101	FV	206,200	0	15,017.	322,500	528,700		528,700 Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWARTZ JOANNE P	24700-307		7/14/1994		249,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
									11/6/2018	MEAS&NOTICE	BS	Barbara S					
									12/11/2008	Meas/Inspect	163	PATRIOT					
									6/28/2005	OWNR INFO	BR	B Rossignol					
									11/11/1999	Inspected	267	PATRIOT					
									11/5/1999	Mailer Sent							
									10/13/1999	Measured	263	PATRIOT					
									7/28/1993		KT						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 21 - Split Level		Full Bath: 2	Rating: Average																				
Sty Ht: 1 - 1 Story		A Bath: 1	Rating: 1																				
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: 1																				
Foundation: 1 - Concrete		A 3QBth: 1	Rating: 1																				
Frame: 1 - Wood		1/2 Bath: 1	Rating: 1																				
Prime Wall: 2 - Clapboard		A HBth: 1	Rating: 1																				
Sec Wall: 8 - Brick Veneer	15%	OthrFix: 1	Rating: 1																				
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																			
Color: WHITE		A Kits: 1	Rating: 1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:		Frl: 1	Rating: 1																				
GENERAL INFORMATION				WSFlue: 1	Rating: 1																		
Grade: C+ - Average (+)		CONDOS INFORMATION				REMODELING				RES BREAKDOWN													
Year Blt: 1963	Eff Yr Blt:	Location:		Total Units:		Floor:		Exterior:	No Unit	RMS	BRS	FL											
Alt LUC:	Alt %:			% Own:				Interior:	1	6	3												
Jurisdct:	Fact: .			Name:				Additions:															
Const Mod:								Kitchen:															
Lump Sum Adj:								Baths:															
INTERIOR INFORMATION								Plumbing:															
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %					Electric:															
Prim Int Wal 1 - Drywall		Functional:	1					Heating:															
Sec Int Wall:	%	Economic:	1					General:															
Partition: T - Typical		Special:	1																				
Prim Floors: 3 - Hardwood		Override:	1																				
Sec Floors: 4 - Carpet	50 %	Total:	31 %																				
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL									
Subfloor:		Basic \$ / SQ: 100.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Bsmnt Gar: 2		Size Adj: 1.26331782							FFL	First Floor	1,712	123.750	211,855	LLV	100	FLA	25	F					
Electric: 3 - Typical		Const Adj: 0.97953868							LLV	Lower Level	768	61.250	47,044										
Insulation: 2 - Typical		Adj \$ / SQ: 123.747							EFP	Enclos Porch	280	36.190	10,134										
Int vs Ext: S		Other Features: 82020							STG	Storage	72	8.600	619										
Heat Fuel: 3 - Electric		Grade Factor: 1.10							OPP	Open Porch	32	43.100	1,379										
Heat Type: 6 - Elec Base/B		NBHD Inf: 1.00000000																					
# Heat Sys: 1		NBHD Mod: 1																					
% Heated: 100	% AC: 100	LUC Factor: 1.00																					
Solar HW: Yes	Central Vac: NO	Adj Total: 388355																					
% Com Wal	% Sprinkled	Depreciation: 120390																					
		Depreciated Total: 267965																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS								PARCEL ID 074.0-0006-0001.B															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:					Total Special Features:												Total:					